



**CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA**

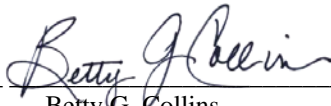
Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **January 14, 2009, at 7:00p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas for the purpose of considering the following agenda items.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. READING OF MINUTES**
December 10, 2008, Planning and Zoning Commission Meeting
- 4. REPORTS**
 - (a) Chairman of the Planning and Zoning Commission
 - (b) Planning and Zoning Commissioners
- 5. STAFF REPORTS**
 - (a) Director of Planning
 - (b) Public Works Representative
- 6. PUBLIC COMMENT**
An opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda.
- 7. CONSENT AGENDA**
 - (a) Consideration of the approval of a revised concept plan for Sienna Plantation of Anderson Springs 10, 11, and 12.
 - (b) Consideration of the approval of a final plat for Creekstone Village at Riverstone Section 6.
- 8. ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Betty G. Collins, Planning Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the December 10, 2008, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on December 5, 2008.



Betty G. Collins
Planning – Administrative Assistant



January 14, 2009

7. CONSENT AGENDA

- a) Consideration of the approval of a revised concept plan for Sienna Plantation of Anderson Springs 10, 11, and 12

Background information is attached as follows:

- 1. Staff Report
- 2. Application
- 3. Site Plan
- 4. Previous Site Plan

MEMORANDUM

MEETING DATE: January 14, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green, MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

REVIEW

PREPARED BY: Jennifer Thomas, Planner II

SUBJECT: Sienna Anderson Springs Sections 10-12 – Revised Conceptual Plan

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: **ETJ**.

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. The applicant is advised per the Fire Marshal's Office to ensure that the turning radius meets the requirements of the 2006 International Fire Code as adopted by the City as well as ensure that unobstructed width requirements are met for entrances to developments with over thirty (30) dwelling units.

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. The vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 82-32(b)(9).
2. Conceptual plan boundaries should be indicated by heavy lines in accordance with Section 82-32(b)(10). **Please lighten the dark lines shown around Sienna Springs Blvd., Anderson Springs Section 19 and the recreation center site as these areas are not included in the concept plan.**

C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of a plat application.

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Conceptual Plan** conditioned on completion/provision of the above.

OG/se

APPLICATION FOR PLAT APPROVAL



Department of Planning
1522 Texas Parkway
City of Missouri City, Texas 77489
281-261-4285 (phone) 281-208-5551 (fax)

Please check type of application:

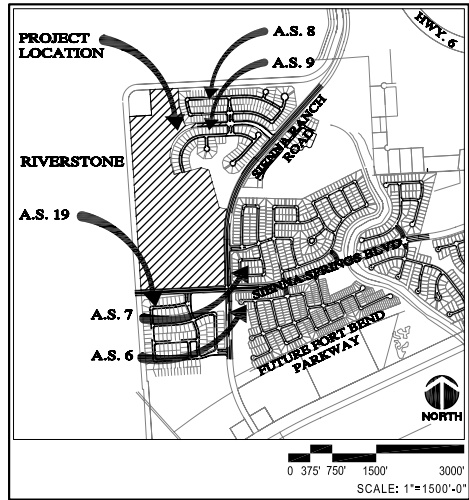
- ☐ Conceptual Plan
 ☐ Preliminary Plat
☒ Revised Conceptual Plan
 ☐ Revised Preliminary Plat

A different application form is required for Final Plat, Amending Plat, Large Acreage Plat, Final Replat

A pre-submittal meeting is required at least one week prior to the submittal date for all plats at which time a plat sketch is reviewed with staff.

1. Name of Subdivision: Anderson Springs 10, 11, & 12			
2. Name of Conceptual Plan that encompasses this plat: Sienna Plantation			
3. Landowner's Name (If company or corporation, list chief officer): Johnson Development (Michael Smith):			
Address: 5005 Riverway Suite 500 Houston, TX 77056		Telephone: (713) 960-9977	
(Street)	(City/State/Zip)	Fax: (713) 960-9978	E-mail: michaels@johnsondev.com
4. Applicant's Name (Engineer, Planner, Architect, Etc.): TBG Partners (Bill Odle)			
Address: 3050 Post Oak Blvd. Suite 1100 Houston, TX 77056		Telephone: (713) 439-0027	
(Street)	(City/State/Zip)	Fax: (713) 439-0067	E-mail: bill.odle@tbg-inc.com
5. Is Plat Located Inside City Limits? Yes No X Inside ETJ? Yes X No			
6. Total Acreage: 88.23		7. Estimated # of Sections: 3 Lots: 219 Reserves: 14	
8. Type of plat: Single Family Residential ; Commercial; Planned Development; Other: (Explain) SFR			
9. Total # Residential Lots: 219 or Total # of Dwelling Units:		10. Acreage divided into lots: 50.00	
11. Total Acreage of Land Parcels Dedicated to Public Use: 17.69		12. Acreage Divided into Reserves: 20.54	
13. Total Acreage Reserved for Use of Residential Property Owners: 38.23			
14. Residential Density: 219 / 67.69 = du/ac = 3.2 # Dwelling Units (du) (-) Total of Acreage Divided into Lots plus Acreage Reserved for Use of Residential Property Owners (ac)			
RESIDENTIAL LOT DIMENSIONS:			
		Typical	Average
15. Lot Area:	Non cul-de-sac:	8,300	6,400
	Cul-de-sac:	8,850	6,500
16. Front Width:	Non cul-de-sac:	67'	50'
(at Property Line)	Cul-de-sac:	45'	35'
17. Front Width:	Non cul-de-sac:	67'	50'
(at Building Line)	Cul-de-sac:	67'	50'
18. Depth:	Non cul-de-sac:	124'	110'
	Cul-de-sac:	124'	110'
19. Number of Lots Less than 105' Deep: 0 Non cul-de-sac: 0 Cul-de-sac: 0 Total: 0			
20. % Lots with Approximate Typical Dimensions & Average Lot Area: 70%			
21. Block Length:		Average: 600'	Longest: 1200' Shortest: 370'
22. Public Streets?	Yes X No	Private Streets?	Yes No X Combination Public/Private? Yes No X
23. Water System:	Public? Yes X No	Individual Water Wells?	Yes No X Other? Yes (explain) No X
24. Sanitary System:	Public? Yes X No	Individual Septic Tanks?	Yes No X Other? Yes (explain) No X
25. Name of Municipal Utility District: Sienna Plantation Mud No. 10			
Address: 2929 Briar Park, # 600, Houston, TX 77042		Telephone: (713) 953-5200	
(Street)	(City/State/Zip)	Fax: (713) 953-5026	
TO BE COMPLETED BY PLANNING STAFF:		Date Received:	Processed by:
		Total Fee Collected:	

VICINITY MAP



RESIDENTIAL LAND USE:

Lot Dimensions	Sq. Ft.
75'x80' Patio	6000
50'x120' Patio	6000
60'x110'	6600
65'x130'	8450
75'x135'	10,125
85'x140'	11900

TOTAL LOTS = 219

LEGEND:

- HP High Point
- LP Low Point
- Conceptual Drainage Flow
- OS Open Space

Applicant:

Johnson Development
5005 Riverway
Suite 500
Houston, Texas 77056
Telephone: (713) 960-9977
Fax: (713) 960-9978
E-mail: msmith@siennaplantation.com
c/o Michael Smith
Land Development Management

Planners:

TBG PARTNERS
3050 Post Oak Blvd.
Suite 1100
Houston, Texas 77056
Telephone: (713) 439-0027
Fax: (713) 439-0067
E-mail: bill.odie@tbg-inc.com
c/o Bill Odie

Engineers:

LJA ENGINEERING AND SURVEYING, INC.
5454 Corporate Drive, Suite 2500
Houston, Texas 77056
Telephone: (713) 453-5200
Fax: (713) 453-5026
E-mail: jgraham@ljaengineering.com
c/o Jerry Graham Reg. Num 66480

Legal Description:

TOTAL CONCEPT PLAN ACREAGE:
88.230 ACRES OUT OF 715.9086 ACRES

Sienna/Johnson North, L.P. (Tract 8 & 9) File
No. 2000029469 O.R.F.B.C.

Out of Elijah Roark Survey, A-77 and Moses
Shipman League, A-86, Fort Bend County,
Texas

SIENNA PLANTATION

Anderson Springs 10, 11, & 12
Concept Plan
City of Missouri City, Texas



0 100 200 400
SCALE: 1"=200'
December 18, 2008



PROJECT LOCATION

HWY. 6

SIERRA RANCH ROAD

SIERRA SPRINGS BLVD

FUTURE PORT BEND PARKWAY

A.S. 7

A.S. 6

NORTH
N.T.S.

Lot Dimensions	Sq. Ft.
50'x110'	5500
55'x120'	6600
60'x120'	7200

LEGEND:

Applicant:
Ryland Homes
5353 West Sam Houston Parkway North
Suite 100
Houston, Texas 77041
Telephone: (713) 856-2658
Fax: (713) 856-2658
E-mail: bwilliams@ryland.com
c/o Brian Williams
Land Development Management

Planners:
TBG PARTNERS
4710 Bellaire Blvd
Suite 390
Bellaire, Texas 77401
Telephone: (713)838-7965
Fax: (713)838-7944
E-mail: bill.odle@tbg-inc.com
c/o Bill Ode

Engineers:
LJA ENGINEERING AND SURVEYING, INC.
2424 Briarpark Drive
Suite 500
Houston, Texas 77042-3703
Telephone: (713)453-5200
Fax: (713)453-5026
E-mail: jgraham@ljaengineering.com
c/o Jerry Graham Reg. Num 66480

Legal Description:
TOTAL CONCEPT PLAN ACREAGE:
144.030 ACRES OUT OF 715.9086 ACRES

Sienna/Johnson North, L.P. (Tract 8 & 9) File
No. 2000029469 O.R.F.B.C.

Out of Elijah Roarke Survey, A-77 and Moses Shipman League, A-86, Fort Bend County, Texas

**Anderson Springs 8, 9, 10, 11, & 12
Concept Plan
City of Missouri City, Texas**



0 100 200 400
SCALE: 1"=200'
June 20, 2007





January 14, 2009

7. CONSENT AGENDA

- b) Consideration of the approval of a final plat for Creekstone Village at Riverstone Section Six.

Background information is attached as follows:

1. Staff Report
2. Application
3. Site Plan

MEMORANDUM

MEETING DATE: January 14, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

PREPARED BY: Yolanda Ford

SUBJECT: Creekstone Village at Riverstone Section 6 - Final Plat

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: ETJ

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. In the case that a plat outside the city limits is governed by a strategic partnership agreement or development agreement, the plat must comply with all applicable requirements.
2. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
3. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
4. Floodplain status note indicated site location within the flood zone. A base flood elevation (BFE) for the site must be clearly shown on plat.
5. In accordance with the Regional Wastewater Facilities Agreement between the City and Fort Bend County MUD No. 129, payment of the pro rata share of Steep Bank Flat Bank Creek Regional Wastewater Treatment Plant oversize costs is due upon conditional approval of the subject final plat and prior to recording of the plat.
6. In accordance with Missouri City Design Manual Section 2.07 C., "All surveys shall reference the Missouri City benchmark system datum unless a specific exemption has been granted." In note #1 of the subject plat, the referenced benchmark is "Sugarland 1942-1" which is not a registered Missouri City benchmark. It is recommended that Missouri City benchmark number 8030 be used. The suggested benchmark's location is shown at the end of this report as Exhibit A.

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. The vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 82-68(9).
2. The vicinity map must be at the suggested scale of 1" = 1200' in accordance with Section 82-68(9). Page 2 of 2 of the plat does not have a suggested scale.
3. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 82-68(11).
4. The location, right-of-way widths, and names of all existing and proposed public and private streets inside of and/or within 200 feet of the plat boundary must be indicated in accordance with Section 82-68(12).
5. The boundaries of political subdivisions within 200 feet of the plat boundary must be indicated in accordance with Section 82-68(12).
6. The Execution of Owner's Acknowledgement must follow the language of Appendix B in accordance with section 82-97(8)(b). Please provide signature line for an attest.
7. The Lienholder's Acknowledgement and Subordination Statement must follow the language of Appendix C in accordance with Section 82-97(8)(c).
8. The Planning and Zoning Commission Certificate must follow the language of Appendix F in accordance with Section 82-97(8)(f). Please remove the excessive hyphens from Sonya Brown-Marshall's signature line.

Plat Notes

In addition to dedication statements and certificates and other notes listed above, the following plat notes must be included on the face of a final plat:

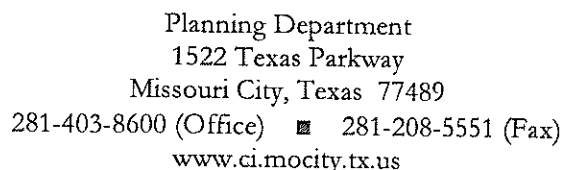
- 1) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 82-97(11).

C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be approved by the Planning Department before recordation of the final plat.
 2. Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.
-

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on completion/provision of the above.

OG/se



Check One: ☒ FINAL PLAT ☐ REPLAT ☐ AMENDING PLAT
☐ LARGE ACREAGE PLAT ☐ ABBREVIATED PLAT

1. Name of subdivision: <u>Creekstone Village at Riverstone Section Six</u>			
2. Name of conceptual plan that encompasses this plat (if applicable):			
3. Type of plat (Circle one or more): Apartment Commercial Industrial Planned Development <div style="text-align: center;"> <input checked="" type="radio"/> Single Family Residential Specific Use Permit Townhouse </div> Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): <u>Herrin Development II, Inc. / Tom Wilcox</u> Mailing Address: <u>5005 Riverway #110, Houston, TX 77056</u> Phone No.: <u>(281) 403-8700</u> Fax No.: <u>(281) 403-8777</u> Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Costello, Inc. / Chad Hablinski</u> Mailing Address: <u>9990 Richmond Ave. #450, North Bldg., Houston, TX 77042</u> Phone No.: <u>(713) 783-7777</u> Fax No.: <u>(713) 783-3580</u> Email: <u>chablinski@coseng.com</u>			
6. Is plat located inside the City limits? (Circle One):		YES <input checked="" type="radio"/> NO	
7. Is plat located inside the City's ETJ? (Circle One):		<input checked="" type="radio"/> YES NO	
8. Total acreage: <u>21.3261</u>			
9. Number of sections: <u>1</u>		Blocks: <u>3</u> Reserves: <u>1</u>	
10. Number of residential lots/dwelling units: <u>71</u>			
11. Total acreage divided into residential lots/units: <u>14.91</u>			
12. Total acreage dedicated to public use: <u>4.46</u>			
13. Total acreage reserved for use of residential property owners: <u>0.95</u>			
14. Total acreage divided into reserves: <u>0.95</u>			
15. Total acreage of areas <u>not</u> divided into residential lots/dwelling units: <u>5.41</u>			
16. Residential density: <u>71</u> / <u>15.86</u> = <u>4.47</u> # Lots/Units (+) Acreage divided into lots/units + acreage reserved for property owners			
17. Average lot area: <u>8526 sq. ft.</u>			
18. Typical lot area: <u>8125 sq. ft.</u>			
19. Average common open space per lot: <u>566 sq. ft. or 0.013 Ac.</u>			
20. Number of lots less than 105' deep: <u>0</u>			
21. Percentage of lots with approximate typical dimensions & average lot area:			
22. Lot Distribution: Size:		Square Footage: Number: Total:	
23. Other Land distribution (in acres):		Private Streets: <u>N/A</u> Public Streets: <u>4.46</u> Drainage: <u>0</u> Public Parkland: <u>N/A</u>	
24. Block Length: Average: <u>226</u>		Longest: <u>834</u> Shortest: <u>224</u>	
25. Type of Streets (Circle One): <input checked="" type="radio"/> Public Private Combination Public/Private			
26. Type of Water System (Circle One): <input checked="" type="radio"/> Public Individual Water Wells Other (attach explanation)			
27. Type of Sanitary System (Circle One): <input checked="" type="radio"/> Public Individual Septic Tanks Other (attach explanation)			
28. Municipal Utility District: <u>Fort Bend County MUD No. 129 & Fort Bend County LID No. 19</u>			

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HERRIN RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION ACTING BY AND THROUGH TOM P. WILCOX, VICE-PRESIDENT, BEING AN OFFICER OF HERRIN RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 20.3261 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CREEKSTONE VILLAGE AT RIVERSTONE SECTION SIX, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING CREEKSTONE VILLAGE AT RIVERSTONE SECTION SIX, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, HERRIN RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOM P. WILCOX, ITS VICE PRESIDENT

THIS _____ DAY OF _____, 2008.

HERRIN RANCH DEVELOPMENT II, INC.,
A TEXAS CORPORATION

BY: _____
TOM P. WILCOX, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM P. WILCOX, VICE-PRESIDENT OF HERRIN RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, D. JESSE HEGEMIER, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT. NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER

I, MARK D. ARMSTRONG, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

MARK D. ARMSTRONG
TEXAS REGISTRATION NO. 5363



I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

CHAD E. HABLINSKI
TEXAS LICENSE NO. 85466



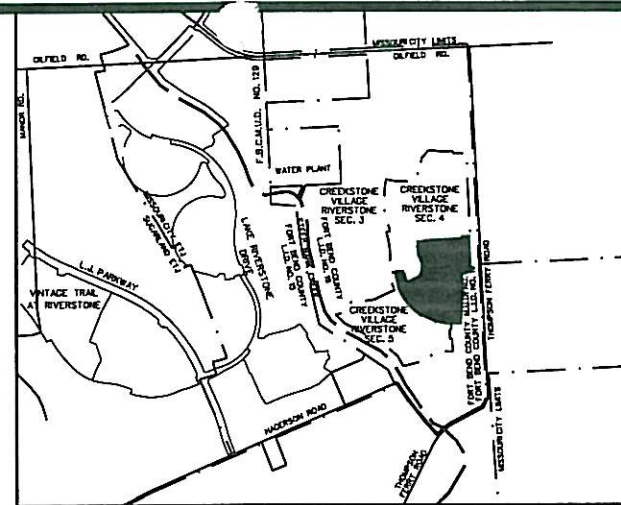
CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CREEKSTONE VILLAGE AT RIVERSTONE SECTION SIX, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS _____ DAY OF _____, 2008.

BY: _____
RON LEE, CHAIRMAN

BY: _____
SONYA-BROWN-MARSHALL, VICE CHAIRMAN



VICINITY MAP 60ST

VICINITY MAP
1"=1200'

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____, 2008.

TOM D. STAVINOKHA
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON _____, 2008, AT _____ O'CLOCK _____, AND IN PLAT

NUMBER _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

RECEIVED
PLANNING DEPARTMENT

DEC 18 2008

CITY OF MISSOURI CITY

CREEKSTONE VILLAGE AT RIVERSTONE SECTION SIX

BEING A SUBDIVISION OF 20.3261 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 1 RESERVE
DECEMBER, 2008

OWNER:
HERRIN RANCH DEVELOPMENT II, INC.
A TEXAS CORPORATION

TOM P. WILCOX, VICE-PRESIDENT
5005 RIVERWAY, SUITE 110
HOUSTON, TEXAS 77056

PLANNER:
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ENGINEER/SURVEYOR:
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MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 85466

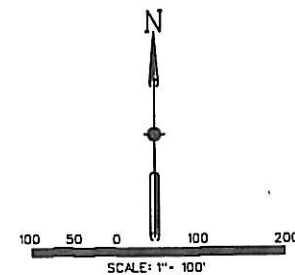


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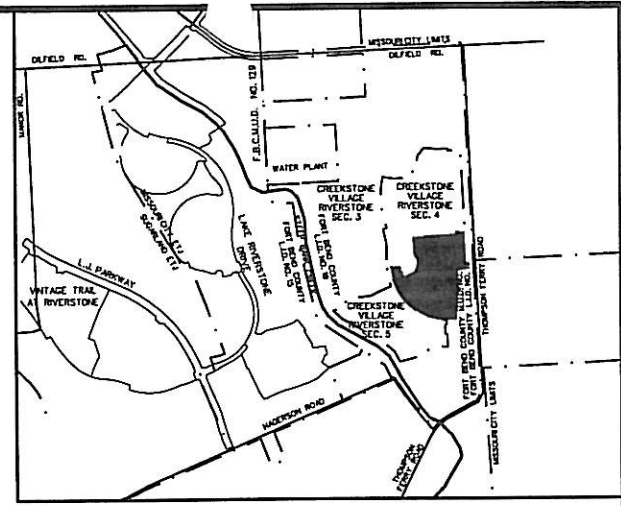
- CONTROL BENCHMARK U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1947-1 ELEVATION 71.42; N.C. 4.0; 29, 1913 ADJUSTMENT."
- SITE TBM - 3/4-INCH IRON ROD WITH CAP, ELEVATION 65.26, 1973 ADJUSTMENT.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM 63.0" FEET ABOVE SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FIRM MAP NO. 48157C0265 DATED JANUARY 3, 1997.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 129, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NUMBER 19, FORT BEND COUNTY INDEPENDENT SCHOOL DISTRICT AND THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS.
- THERE ARE NO EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- SIDEWALKS AND TRAILS - SEC. 82-164.
- IN GENERAL, PAYMENT NUMBERS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
- SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
- TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND NUMBER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME.
VERIZON, CENTREPOINT ENERGY, COMCAST, CENTREPOINT GAS, FORT BEND COUNTY M.U.D. NO. 129, FORT BEND COUNTY L.I.D. NO. 19, SIENERGY, L.P.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OF THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-106 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- D.L. INDICATES BUILDING SETBACK LINE, S.T.M.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, U.E.A. INDICATES UTILITY EASEMENT WITH AERIAL EASEMENT, C.P.E. INDICATES CENTREPOINT ENERGY EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT.
- ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY, TEXAS, MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7056 AND 7076.
- UNLESS OTHERWISE APPROVED BY THE COMMISSION, ALL PLATS FOR COMMERCIAL AND/OR INDUSTRIAL TRACTS SHALL PROVIDE FOR SHARED ACCESS AND PARKING FACILITIES, AND THE PLAT SHALL CONTAIN A NOTE ON IT TO THAT EFFECT.
- IN ACCORDANCE WITH CENTREPOINT ENERGY SERVICES STANDARDS, ARTICLE 406-52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.
- BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENTS, WHICHEVER DISTANCE IS GREATER.
- UNLESS OTHERWISE APPROVED BY THE COMMISSION, ALL PLATS FOR COMMERCIAL AND/OR INDUSTRIAL TRACTS SHALL PROVIDE FOR SHARED ACCESS AND PARKING FACILITIES.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE DRIVEWAY APPROACH POLICY OF THE CITY OF MISSOURI CITY.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PARK LAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C) OF SECTION 82-175 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY.
- A ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ADJACENT TRACTS, THE PROVISIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- PIPELINES CONSTRUCTED WITHIN THE SIENERGY, L.P., GAS EASEMENT TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY LANDAMERICA PARTNERS TITLE, OF NO. 27150018465, ISSUED DATE DECEMBER 5, 2008, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THIS PLAT LIES WITHIN ZONE "A-54" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED JUNE, 2004.
- RECORDED IN PLAT NUMBER 20070292 OF THE FORT BEND COUNTY PLAT RECORDS.
- RECORDED IN PLAT NUMBER 20070291 OF THE FORT BEND COUNTY PLAT RECORDS.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE 2003 INTERNATIONAL FIRE CODE.
- THE PLACEMENT OF THE FIRE HYDRANT SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE 2003 INTERNATIONAL FIRE CODE (1500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE 2003 INTERNATIONAL FIRE CODE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.

CREEKSTONE VILLAGE
AT RIVERSTONE
SECTION FOUR
PLAT NO. 20070292
F.B.C.P.R.

CREEKSTONE VILLAGE
AT RIVERSTONE
SECTION FIVE
PLAT NO. 20070291
F.B.C.P.R.



* SET 3/4-INCH IRON ROD W/PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED
* FOUND 3/4-INCH IRON ROD W/PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED



NUMBER	DELTA	ANGLE	ARC LENGTH	RADIUS	CHORD	DIRECTION	CHORD LENGTH
C1	88°10'30"	133.354	810.00	100.00	176.38		
C2	88°10'30"	41.647	25.00	100.00	38.88		
C3	43°07'00"	55.78	75.00	50.00	37.41		
C4	17°42'23"	118.34	180.00	50.00	147.75		
C5	80°00'00"	26.97	45.00	50.00	25.34		
C6	13°05'55"	63.59	150.00	50.00	63.06		
C7	78°48'57"	88.68	150.00	50.00	57.07		
C8	35°48'00"	200.17	160.00	50.00	107.53		
C9	88°48'13"	58.73	25.00	50.00	34.87		
C10	42°07'34"	17.51	25.00	50.00	24.74		
C11	78°30'00"	133.10	50.00	50.00	75.33		
C12	44°07'00"	20.00	25.00	50.00	24.74		
C13	87°03'37"	43.00	25.00	50.00	24.74		
C14	87°44'57"	58.34	25.00	50.00	24.74		
C15	121°30'00"	18.88	25.00	50.00	24.74		
C16	78°42'00"	113.84	50.00	50.00	75.33		
C17	121°30'00"	18.88	25.00	50.00	24.74		
C18	87°44'57"	58.34	25.00	50.00	24.74		
C19	87°38'44"	58.34	25.00	50.00	24.74		
C20	80°00'00"	26.97	25.00	50.00	24.74		
C21	141°42'55"	17.13	25.00	50.00	24.74		
C22	247°10'00"	113.34	50.00	50.00	75.33		
C23	80°00'00"	26.97	25.00	50.00	24.74		
C24	137°07'48"	17.51	25.00	50.00	24.74		
C25	78°42'00"	113.84	50.00	50.00	75.33		
C26	78°48'57"	88.68	25.00	50.00	57.07		
C27	78°48'57"	88.68	25.00	50.00	57.07		
C28	80°00'00"	26.97	25.00	50.00	24.74		

NUMBER	DIRECTION	DISTANCE
L1	N88°24'23"E	74.13
L2	N00°00'00"E	60.33
L3	N88°42'26"E	70.08
L4	N00°00'00"E	38.38
L5	S00°00'00"E	85.00
L6	S87°07'35"W	47.16
L7	N00°00'00"E	25.34
L8	N00°00'00"E	25.34
L9	S84°43'05"W	18.48
L10	S87°07'35"W	22.00
L11	N00°00'00"E	14.16
L12	S87°07'35"W	24.45
L13	S87°07'35"W	21.17
L14	S00°00'00"E	15.00

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.9454 AC. / 41,182 SQ. FT.
TOTAL:		0.9454 AC. / 41,182 SQ. FT.

CREEKSTONE VILLAGE AT RIVERSTONE SECTION SIX

BEING A SUBDIVISION OF 20.3261 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 1 RESERVE
DECEMBER, 2008

OWNER:
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